

CITISTAT HOUSING AUTHORITY OF BALTIMORE CITY

CitiStat Reporting Period: June 15, 2001

Commissioner: Paul T. Graziano Appointment Date: November 1, 2000

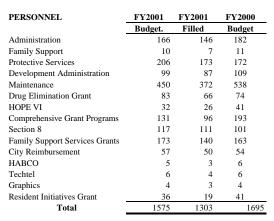
Deputy Executive Director: Deborah Vincent

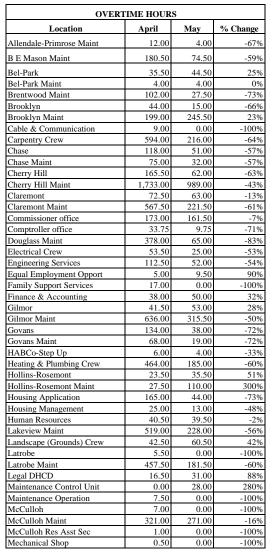
Associate Deputy Directors:

Charles Gaskins, Associate Deputy Director Housing Operations
Terry Downey, Associate Deputy Director Fiscal Operations
Edward Landon, Acting Associate Deputy Director Construction & Development
Samuel Little, Acting Associate Deputy Director Resident Services

Director: Michael Kramer, Director Housing Opportunities

HABC CitiStat Coordinator: Ernest Leo







OVERTIME HOURS											
Location	April	May	% Change								
Paving & Drainage Crew	24.50	23.50	-4%								
Perkins	18.00	4.00	-78%								
Perkins Maint	621.00	212.50	-66%								
Pub Hsg Mgmt Directors	6.50	7.00	8%								
Rehab Housing	56.50	47.00	-17%								
Rehab Housing Maint	1,379.00	1,228.50	-11%								
Roofing Crew	19.50	0.00	-100%								
Section 8	1,288.00	773.50	-40%								
Section 8-Mod Rehab	3.00	7.50	150%								
Security Central-Admin	90.50	227.50	151%								
Security Field Operation	490.50	882.00	80%								
Security Internal Affair	3.75	0.00	-100%								
Security Monitors (301)	677.25	1,132.75	67%								
Security Monitors (302)	48.00	135.50	182%								
Security Monitors (304)	947.25	1,581.00	67%								
Somerset	7.50	0.00	-100%								
Somerset Maint	525.00	265.00	-50%								
URD	30.00	7.50	-75%								
West Twenty	46.00	63.00	37%								
West Twenty Maint	371.00	185.50	-50%								
Westport	62.00	8.00	-87%								
Westport Maint	242.50	77.00	-68%								
Wyman House Maint	420.50	192.00	-54%								
TOTALS	15.985.75	12,021.00	-25%								

ODonnell Heights	76.50	27.50	-64%
ODonnell Heights Maint	600.00	711.00	19%
Office of the Ombudsman	45.75	53.50	17%
Paint Crew	154.50	90.00	-42%



HOUSING MANAGEMENT

CitiStat Reporting Period: June 15, 2001

Authority Wide (PHAS) FINANCIAL CONDITION

			MONTHLY YEAR-TO-DATE REPORTING					
	Sco	oring	March-01	April-01				
	Max	Passing	Achieved	Achieved				
Current Ratio	9.0	5.4	9.0	9				
# of Months Expendable Fund Balance	9.0	5.4	5.0	5.71				
Tenant Receivable (Days)Outstanding	4.5	2.7	4.5	4.46				
Occupancy Loss	4.5	2.7	1.38	1.65				

(Indicators not shown: Expense Mgmt/Utility Consumption and Net Income or Loss; max score: 3, achieved: 0)

AGENCY WIDE

	3/1/2001	From July 1 2000 to March 2001		4/1/2001 Monthly	From July 1 200 2001	-	Variations	
	Monthly Totals	Cumulative Score	Letter Grade	Totals	Cumulative Score	Letter Grade	Month to Month	Year to Date Score
	D							
Vacancy Rate	Data updated 6/8/	Of by Housing M	lanagement					
Total Number of ACC Units (A)		14,636.00			14,636.00			0.00%
Total number of units excluded (Non-								
dwelling, vacant lots, deprogrammed, etc.)	0.00	538.00		0.00	538.00			0.00%
(B)								
Total number of units available for		14,098.00			14,098.00			0.00%
occupancy (A) - (B) (C)		14,070.00			14,070.00			0.0070
Total number of vacant Units (Does not	111.00	2,568.00	N/A	106.00	2,530.00	N/A	(0.05)	-1.48%
include excluded units) (D)	111.00	2,500.00	1,711	100.00	2,550.00	14/11	(0.03)	1.1070
Total number of vacant units exempted for	0.00	0.00		0.00	0.00			
Capital Funds (E)	0.00	0.00		0.00	0.00			
Total number of vacant units exempted for								
other reasons (fire units, litigation,	0.00	42.00		3.00	45.00			7.14%
documented marketing, etc.) (F)								
Vacancy Rate [(D) / (C)]		18.22%			17.95%			-1.48%
Adjusted Vacancy Rate [(D-E-F) / (C)		17.92%			17.63%			(0.02)
Note: 60% of vacancies are within the scattered sites program								

								!
	3/1/2001	From July 1 20	000 to March	4/1/2001 Monthly	From July 1 200	00 to April	Variations	
	Monthly Totals	Cumulative Score	Letter Grade		Cumulative Score	Letter Grade	Month to Month	Year to Date Score
Units Turnaround								
Total Number of turnaround days (A)	57,033.00	395,719.00		101,587.00	497,306.00		0.78	25.67%
Total number of vacancy days exempted for Capital Fund (B)	4,568.00	22,116.00		4,201.00	26,317.00		(0.08)	19.00%
Total number of vacancy days exempted for other reasons (C)	993.00	6,660.00		80.00	7,540.00		(0.92)	13.21%
Total number of vacant units turned around and leased (D)	155.00	1,258.00	F	81.00	2,804.00	F	(0.48)	122.89%
Average number of calendar days units were in down time	2.20	105.00		2.12	90.00		(0.04)	-14.29%
Average number of calendar days units were in make ready time	272.94	11,890.00		301.23	12,914.00		0.10	8.61%
Average number of calendar days units in lease up time	58.86	3,768.00		57.14	3,752.00		(0.03)	-0.42%
Average unit turnaround days $[(D) - (B) - (C)]/(A)$	334.00	292.00		360.49	165.00		0.08	-0.43
Work Orders								
TOTAL NUMBER OF WORK ORDERS	6,026.00	60,370.00		7,166.00	67,403.00		0.99	0.22

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Total number of emergency work orders	202.00	1,877.00		369.00	2,063.00		0.83	9.91%
Total number of emergency work orders completed / abated within 24 hours	202.00	1,872.00		369.00	2,058.00		0.83	9.94%
Percentage of emergency work orders completed / abated within 24 hours	100%	99%	A	100%	99%	A	0.00	0.00
Total number of non-emergency work orders	5,824.00	58,493.00		6,797.00	65,340.00		0.17	11.71%
Total number of calendar days it took to complete non-emergency work orders	30.00	956,635.00		30.00	1,050,924.00		0.00	9.86%
Average completion days	23.00	16.00	\boldsymbol{A}	25.00	16.00	\boldsymbol{A}	0.09	0.00

PHAS Grading (Points)

- Average unit turnaround days
- Percentage of emergency work orders completed / abated within 24 hours
- Average completion days for non emergency work orders

0	Out of 4	0	Out of 4	
2.00	Out of 2	2.00	Out of 2	
2.00	Out of 2	2.00	Out of 2	

		From July 1 2	000 to March		From July 1 20	00 to April	Vari	iations
	3/1/2001	Cumulative	Letter Grade	4/1/2001	Cumulative	Letter	Month to	Year to Date
	Monthly Totals	Cumulative	Letter Grade	Monthly Totals	Cumulative	Grade	Month	Score
Inspection of Units								
The total number of ACC units		14,636.00			14,636.00			
Vacant units exempted for Capital fund		113.00	ON TRACK		113.00	ON TRACK		ON TRACK
Vacant units exempted or other resons		12.00	ONTRACK		12.00	ON TRACK		ON TRACK
Total number of units inspected	172.00	12,263.00		188.00	12,451.00			
Percent of units inspected by PHA	1.85%	85%		2%	87%			
Inspection of Systems and Buildings								
Total number of buildings.		3,468.00]		3,468.00			
Total number of buildings exempted from the		2,111.00			2,111.00			
inspection of systems		2,111.00	F		2,111.00	F		
The total number of buildings where all			•			1		
systems were inspected in accordance with	68.00	249.00		81.00	330.00			
the UPCS								
Percentage of buildings inspected		7%			9%			
Security and Lease Enforcement								
Total number of crimes reported to local	276.00	2,605.00		362.00	2,967.00			2967
police	270.00	2,003.00] [302.00	2,707.00			2707
Percentage of developments where HABC								
can document it tracks crime and crime	100%	100%	A	100%	100%	A		100%
related problems] [
Total number of applicants denied who met	101.00	733.00		58.00	791.00			
the One Strike criteria	101.00	, 55.00		23.00	7,71.00			
Total number of evictions as a result of One strike criteria	2.00	12.00	\boldsymbol{A}	0.00	12.00	\boldsymbol{A}		

Each of the three indicators is worth a maximum of 1 point



HOUSING MANAGEMENT

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					Exclud	led Units		Total Units Available for		Exempted Units		Н	lousing Managemen	nt		Performance	Measures	
Development Name		Total Units		Non Dwelling	Vacant Lots	Deprogramm ed	Total Exclusions	Occupancy	Capital Funds	Exempted for other Reasons	Total Exempted Units	In Preparation	Ready for Occupancy	Total Housing Mgmt	Aging >= 18 days	Aging >= 5 days	Vacancy Rate	Adjusted Vacancy R
II HABC Units			14,636	27	189	322	538	14,098	26	45	71	2,466	73	2,539	2,478	61	18.51%	18.01%
- "Family" Developments		8,230		23	0	122	145	8,085	26	8	34	802	30	832	808	24	10.71%	10.29%
* HABC Managed	7,338			19	0	122	141	7,197	26	8	34	787	30	817	796	21	11.82%	11.35%
* Private Management	892		İ	4	0	0	4	888	0	0	0	15	0	15	12	3	1.69%	1.69%
- "Elderly" Developments		3,377		4	0	0	4	3,373	0	3	3	82	37	119	105	14	3.62%	3.53%
* HABC Managed	3,220			4	0	0	4	3,216	0	3	3	82	37	119	105	14	3.79%	3.70%
* Private Management	157			0	0	0	0	157	0	0	0	0	0	0	0	0	0.00%	0.00%
- Scattered Sites		2,854		0	189	200	389	2,465	0	34	34	1,582	6	1,588	1,565	23	65.80%	64.42%
* HABC Managed	2,492			0	189	200	389	2,103	0	34	34	1,548	0	1,548	1,529	19	75.23%	73.61%
* Cahela (Private Management)	362			0	0	0	0	362	0	0	0	34	6	40	36	4	11.05%	11.05%
- Non ACC Units (no federal funds)		175		0	0	0	0	175	0	0	0	0	0	0	0	0	0.00%	0.00%
		'			ı						1			1				,
otal HABC Managed		13,050		23	189	322	534	12,516	26	45	71	2,417	67	2,484	2,430	54	20.41%	19.85%
- Non Scattered Sites	10,558			23	0	122	145	10,413	26	11	37	869	67	936	901	35	9.34%	8.99%
- Scattered Sites	2,492			0	189	200	389	2,103	0	34	34	1,548	0	1,548	1,529	19	75.23%	73.61%
otal Private Management		1,411		4	0	0	4	1,407	0	0	0	49	6	55	48	7	3.91%	3.91%
- Non Scattered Sites	1,049			4	0	0	4	1,045	0	0	0	15	0	15	12	3	1.44%	1.44%
- Scattered Sites	362			0	0	0	0	362	0	0	0	34	6	40	36	4	11.05%	11.05%

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VEHICLE DATA

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VEHICLE SUMMARY

	MO	NTHLY REPO	ORTING
	MARCH'01	APRIL'01	MAY'01
Total Vehicles	303	303	301
Sedans	37	37	35
SUV's	18	18	18
Utility Trucks/Maintenance Vans	213	213	213
Passenger Vans	21	21	21
Trailers	8	8	8
Others	6	6	6
Take Home	23	23	23
Leased Vehicles	0	0	0

² Police Service vehicles are being scrapped due to age.



SECTION 8 CitiStat Reporting Period: June 15, 2001

PROGRAM UTILIZATION

	PRO	GRAM UTILIZA	TION		
	M	ONTHLY REPOR	TING	9/	
Month	Apr-01	May '01		LEASED	AVAILABLE
Units Under ACC	15,337	15,337			
Certificates	2,155	2,093			
Regular Certificates	170	108			
Partial Consent decree Tenant Based	1,342	1,342			
Partial Consent decree Project Based	643	643			
Voucher Program	11,209	11,271			
Regular Vouchers	8,057	8,119			
Special Purpose Vouchers	2,801	2,801			
Project Based	290	290			
Homeownership	0	0			
Opt-Outs	61	61			
Mod Rehab	747	747			
Substantial Rehab	529	529			
New Construction	697	697			
Number of Units Leased	9,877	9,660		64%	
Certificates	184	158		9%	
Regular Certificates	170	108		100%	
Partial Consent decree Tenant Based	14	50		1%	
Partial Consent decree Project Based	0	0		0%	
Voucher Program	7,776	7,598		69%	
Regular Vouchers	6,729	6,019		84%	
Special Purpose Vouchers	757	1,281		27%	
Project Based	290	290		100%	
Homeownership	0	0		#DIV/0!	
Opt-Outs	0	8		0%	
Mod Rehab	747	747		100%	
Substantial Rehab	495	486		94%	
New Construction	675	671		97%	
Number of Units Available	5,460	5,677			36%
Certificates	1,971	1,935			91%
Regular Certificates	0	0			0%
Partial Consent decree Tenant Based	1,328	1,292			99%
Partial Consent decree Project Based	643	643			100%
Voucher Program	3,433	3,673			31%
Regular Vouchers	1,328	2,100			16%
Special Purpose Vouchers	2,044	1,520			73%
Project Based	0	0			0%
Homeownership	0	0			#DIV/0!
Opt-Outs	61	53			100%
Mod Rehab	0	0			0%
Substantial Rehab	34	43			6%
New Construction	22	26			3%
Ton Communion		20			370

EXECUTED LEASES

REGULAR VOUCHERS

		IMPACTED	 NON-IMPACTED					
Month	Apr-01	May-01	Apr-01	May-01				
Number of Leases Executed	13	34	3	0				
BaltimoreCity	13	34						
County			3	0				

SPECIAL VOUCHERS IMPACTED

	IMPACTED		NON-IMPACTED			
Month	Apr-01	May-01		Apr-01	May-01	
Number of Leases Executed	85	74		3	0	
BaltimoreCity	85	74				
County				3	0	

Vouchers Absorbed IMPACTED

	IMPACTED		_	NON-IMPACTED		
Month	Apr-01	May-01		Apr-01	May-01	
Total Vouchers Absorbed	7	6				
BaltimoreCity	7	6				
County	0	0				



SECTION 8 Continued

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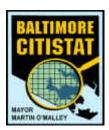
TENANT RECERTIFICATION

Month	Apr-01	May-01	
# of annual Recert Required	572	540	
# of annual Recert Completed	470	438	
# of annual Recert Moving	46	42	
# of moves due to HQS Violations	25	29	
# of moves due to Unit Size	2	0	
# of Terminations	6	34	

ISSUANCE TO LEASE PERIOD

Month	Apr-01	May-01	
0-30 Days	6	10	
31-60 Days	14	18	
61-90 Days	20	12	
91-120 Days	1	19	
120+ Days	57	49	

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SECTION 8 INSPECTIONS

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SECTION 8 INSPECTION SUMMARY

	MONTHLY REPORTING			
	April	May		
# of Inspections Required	952	915		
# of Inspections Completed	1040	1,612		
# of failed Inspections	442	972		

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SECTION 8 FINANCIAL INFORMATION

CitiStat Reporting Period: June 15, 2001

FINANCIAL SUMMARY

LANDLORDS

	MONTHLY REPORTING			
	APRIL	May		
# of Section 8 Accounts due to be Paid	8,743	8,495		
# of Section 8 Accounts Paid	7,602	7,463		
# of tenant accounts on hold	113	53		
Value of Landlord Payments	\$4,266,560	\$3,349,198		

Excludes Substantial Rehab and New Construction

UTILITY ALLOWANCE

	APRIL	May	
# of Section 8 Tenants	8,856	8,495	
# of Section 8 Tenants Elig -UR	2,372	2,136	
# of Section 8 Tenants Paid-UR	2,328	2,068	
Value of Tenant UR Payments	\$183,807	\$125,655	